

Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: July 12, 2012

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the

Committee

Referral to: Zoning & Planning Committee

Subject:

Name of Appellant: Steven Wells

Name of Original Applicant: Steven Wells

Property Address: 2380 West Lake of the Isles Parkway

Ward #: 7

Appeal of decision of the Zoning Board of Adjustment: Steven J. Wells has appealed the decision of the Zoning Board of Adjustment to deny an appeal of the Zoning Administrator's approval of a new single family dwelling located at 2380 West Lake of the Isles Parkway (BZZ 5396), on the contention that the front yard setback was improperly determined.

Recommendation:

The Zoning Board of Adjustment concurred with the recommendation of Planning Staff to deny the appeal of the determination of the Zoning Administrator on June 7, 2012, for the property at 2380 West Lake of the Isles Parkway, Ward #7, as follows:

1. 2380 West Lake of the Isles (BZZ #5551, Ward: 7) (Jake Steen)

Appeal: Application by Steven J. Wells for an appeal of the Zoning Administrator's approval (BZZ 5396) of a new single family dwelling located at 2380 W Lake of the Isles, on the basis that the front yard setback was improperly determined.

Action: The Board of Adjustment **adopted** staff findings and **denied** the appeal of the Zoning Administrator's approval of a new single family dwelling located at 2380 West Lake of the Isles (BZZ 5396), on the contention that the front yard setback was improperly determined.

Previous Directives: None

Prepared by: Jacob Steen, City Planner, 612-673-2264

Approved by: Hilary Dvorak, Interim Planning Manager, 612-673-2639

Presenters in Committee: Jacob Steen, City Planner, 612-673-2307; Steve Poor, Planning

Manager/Zoning Administrator, 612-673-5837

Community Impact

- Neighborhood Notification: Kenwood Isles Area Association was notified of the appeal application on June 25, 2012.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On June 1, 2012, staff sent a letter to the applicant extending the City's decision period for an additional 60 days, to August 20, 2012.

Background/Supporting Information

Steven J. Wells has appealed the decision of the Zoning Board of Adjustment to deny an appeal of the Zoning Administrator's approval of a new single family dwelling located at 2380 West Lake of the Isles Parkway (BZZ 5396), on the contention that the front yard setback was improperly determined. At its meeting on June 7, 2012, the Board of Adjustment voted 7-0 to adopt staff findings and deny the requested appeal. The appeal (attached) was filed on June 18, 2012. The appellants' complete statement of the actions and reasons for the appeal are attached. The Planning Division staff report is attached. Additional maps, which illustrate the underlying platting and street orientation, have also been attached.